



Plan Commission Minutes
March 14, 2022 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Commission Members Present: Christopherson, Granlund, Obaid, Seymour, Wolfgram, Helgeson, Gragert, Erickson

Staff Members Present: Petrie, Wittwer, Allen

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Helgeson, Erickson, Wolfgram and Christopherson were present in the Council Chambers. Commissioners Obaid and Gragert were present virtually online.
3. Commissioner Helgeson moved to approve the February 14th minutes. Commissioner Wolfgram seconded and the motion carried.

4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.

5. Rezoning (Z-1705-21) – TR-1A to R-1
Certified Survey Map (CSM-14-21) – 1 lot CSM
Street Vacation – A portion of Hillside Drive

Mr. Allen presented a request to recommend a rezone for a property from TR-1A to R-1 with a one lot CSM and street vacation of Hillside Drive. This area has been undeveloped and was platted back in 1980s but never built. The applicant is looking to build a single-family home at this time. The CSM combines the entire lots into one which will be approximately 6.0 acres in size. This will be considered by the Council at their meeting on March 21st.

Jeremy Skaw with Real Land Surveying noted their client is working toward a summer start for the single-family home.

Commissioner Helgeson moved to recommend approval of the rezoning, CSM and street vacation. Seconded by Erickson and the motion carried.

6. Rezoning (Z-1706-22) – R-1A to R-2P
Preliminary Plat (P-4-22) – Linden Place

Mr. Petrie presented a request to recommend approval of a rezone for a property from R-1A to R-2P and a preliminary plat for twin homes development. The development would be for Linden Place into 34 lots or 17 twin home structures. A future street is shown from Jeffers Road and a connection to the south is shown at a later date. A few conditions are required prior to the final plat approval. This will be considered at the Council meeting on March 21st.

Sean Bohan with Advanced Engineering Concepts noted the density was 7.8 acres of land and would be 4.3 units per acre density which is considered lower density. He noted is consistent with the comprehensive plan.

Cody Filipczak with C&M Properties LLC noted all the twin homes within the existing neighborhood have been sold out. Twin homes are lower in price than detached single-family homes and selling faster.

Commissioner Wolfgram moved to recommend approval of the rezoning with the preliminary plat with staff conditions. Commissioner Helgeson seconded and the motion carried.

7. Conditional Use Permit (CZ-2204) – Bed and Breakfast

Mr. Allen presented a request to consider a conditional use permit for a bed and breakfast located at 1413 Frederic Street. He noted the structure is zoned R-1 within the Third Ward Neighborhood. The home was built in 1929 with colonial revival style. The three bedrooms would be available through the Airbnb website.

Applicant Mat Larson, 1413 Frederic Street, noted the Third Ward Neighborhood has held two meetings with some changes to the short-term rentals.

Julie Lampe, 1420 Frederic Street located across the street, noted a quiet neighborhood and was questioning the bar in the detached garage.

Commissioner Christopherson moved to approve the conditional use permit with a time limit of 5 years, March 14, 2027. Commissioner Gragert seconded.

Commissioner Gragert moved to amend the motion that the entire parcel (both house and detached garage) would be subject to the conditional use permit and made available to the bed and breakfast guests, not to be rented separately. Commissioner Wolfram seconded.

Commissioner Gragert moved to amend the motion to remove the firepit. Seconded by Christopherson 7-1 (Commissioner Seymour nay).

The original motion was voted 7-1 (Commissioner Gragert nay).

8. Conditional Use Permit (CZ-2205) – Detached Garage

Mr. Petrie presented the conditional use permit for additional detached garage located at 2125 Crescent Avenue. The property is zoned R-1 with approximately 1.8 acres in size and has an existing detached garage. The proposed detached garage will be approximately 480 square feet in size and will be located south of the existing garage.

Applicant Zach Lahner, 2125 Crescent Avenue, noted the shed has been removed where the detached garage is proposed.

Commissioner Helgeson moved to approve with staff recommendations. Commissioner Gragert seconded and the motion carried.

9. Conditional Use Permit (CZ-2206) – Duplex within the CBD zoning

Site Plan (SP-2207) – Duplex

Mr. Petrie presented the conditional use permit for a duplex within the CBD zoning located along the 900th block of Water Street. The site plan for the proposed duplex shows the structure approximately 9 feet from the property line along Water Street. The site plan shows two stacked parking stalls south of the proposed duplex. Typically, duplexes are required 4 total stalls. The building is 2-story with 4 bedrooms and 2 bathrooms each.

Joe Miller with Investment Realty noted the reason for the duplex proposal rather going with mixed-use development. He noted with the construction costs and materials, the rents will be as low as possible.

Nic Ashman, 533 Union Street with Historic Randall Park Neighborhood steering committee, spoke about the primary concern with the proposed duplex is parking. She noted affordable housing options, and concerned with a family living in the structure along a busy street of Water Street. In addition, there is a lack of green scape with the proposal.

James Rolbiecki, developer of 902 Menomonie Street, spoke about parking issues within the neighborhood and it should be required to have one per bedroom similar to his proposed apartments.

Commissioner Seymour moved to approve the conditional use permit with staff conditions. Seconded by Commissioner Christopherson. Motion failed (0-8), with findings of fact not consistent and compatible with the surrounding land uses. In addition, the Commission found the lack of parking in regards to the bedroom count.

10. Right of Way Dedication and Land Transfers – The Cannery District

Mr. Wittwer presented right-of-way dedication and land transfers within the Cannery District. A 8-foot wide right-of-way dedication for the reconstruction of Oxford Avenue and the land transfers is between the City of Eau Claire and RDA. This agenda item will be considered by the Council at their March 21st meeting.

No one spoke to this agenda item.

Commissioner Helgeson moved to add a sidewalk and staircase from the proposed parking lot on Platt Street to the building. Seconded by Seymour and the motion carried.

11. Site Plan (SP-2205) – Storage Facility

Mr. Petrie presented the site plan approval for a storage facility located on Alpine Road. He noted the mixture of storage units and phase II of the existing storage. The property is zoned I-1P as part of the Gateway Industrial Park and approximately 2.7 acres in size. The site plan shows a total of five different structures for storage.

Jeff Seward with Advanced Engineering Concepts was in attendance for the meeting.

Commissioner Erickson moved to approve the site plan with staff conditions. Seconded by Helgeson and the motion carried.

12. Easement – Electrical

Mr. Wittwer presented the electrical easement for Xcel in regards to the development of Galloway Flats. This agenda item will be considered by the Council at their March 21st meeting.

No spoke to this agenda item.

Commissioner Helgeson moved to recommend approval of the easement. Seconded by Seymour and the motion carried.

13. Easement – Sanitary Sewer Easement

Mr. Wittwer presented a sanitary sewer easement for an existing utility located on Menomonie Street to be relocated and a new easement is needed. This agenda item will be considered by the Council at their March 21st meeting.

No spoke to this agenda item.

Commissioner Helgeson moved to add a sidewalk and staircase from the proposed parking lot on Platt Street to the building. Seconded by Christopherson and the motion carried

14. Future Agenda Items and Announcements – None.

15. The meeting adjourned at 9:13 p.m.



Zina Obaid, Secretary